



**MEETING MINUTE SUMMARY**  
**MILLCREEK TOWNSHIP PLANNING COMMISSION MEETING**  
Salt Lake County Government Center, N1100

Wednesday, June 12, 2013 4:00 p.m.

**Approximate meeting length:**

**Number of public in attendance:**

**Summary Prepared by:** Jocelyn Walsh-Magoni

**Meeting Conducted by:** Commissioner

**\*NOTE:** Staff Reports referenced in this document can be found on the State and County websites, or from Salt Lake County Planning & Development Services.

**ATTENDANCE**

**Commissioners and Staff:**

Commissioners	Public Mtg	Business Mtg	Absent	Planning Staff / DA	Public Mtg	Business Mtg
John Janson – Chair	x	x		Spencer Sanders	x	x
Leslie Van Frank	x	x		Jocelyn Walsh-Magoni	x	x
Garrett Catten			x	Wendy Gurr	x	x
Leslie Riddle - Vice Chair	x	x		Max Johnson	x	x
Tom Stephens	x	x		Chris Preston (DA)	x	x
Geralyn Parker-Perkins	x	x				
Cole Shutjer (Alternate)			x			
Brandon Pace (Alternate)			x			
NEW COMMISSIONER Ann Ober	x					

**PUBLIC MEETING**

**Began at 4:10 p.m.**

**Conditional Uses**

**28327 Continued from May 12, 2013.** Robert C. Miller is requesting Conditional Use approval for a concrete recycling operation, including the use of a rock crusher, in an M-2 zone. This request was originally approved in 1998 for 5 years as an interim use, and was later renewed (in 2003) for another 5 years. The applicant is now asking for approval to continue operation. **Location:** 4186 South Main Street. **Zone:** M-2. **Community Council:** Millcreek. **Planner:** Curtis Woodward

**The applicant has withdrawn their request so the item was not heard.**

**28351 Continued from May 12, 2013.** Adam Maher is requesting Conditional Use and Preliminary Plat approval for *Millcreek 9*, a 24-unit PUD condominium development. **Location:** 3207, 3211 & 3225 South 900 East and 3212 South 945 East. **Zone:** R-M. **Community Council:** Millcreek. **Planner:** Spencer G. Sanders

**Presentation by:** Spencer Sanders **Recommendation:** Approval - see Staff Report

*Spencer clarified some questions from the commissioners with regard to building height, landscaping, building code requirements, setback requirements, and the exterior look of the containers.*

## PUBLIC PORTION OF APPLICATION OPENED

**Speaker # 1:** Applicant

**Name:** Adam Maher

**Address:** 3273 E Bernada Dr.

**Comments:** He has worked with staff to increase the open space percentage as requested by the commission. The open space does include the rooftop gardens. The gardens would most likely be limited to the tenants, but it may be difficult to regulate that. He is not aware of any other similar projects that have received approval in Utah.

*There were no representatives from the Millcreek Community Council present. Per Spencer Sanders who was present at the Community Council's last meeting, the council had not received any concerns since their last meeting.*

**Speaker # 2:** Member of the East Millcreek Community Council

**Name:** Blake Keithly

**Address:** 3682 S 2975 E., East Millcreek

**Comments:** He has seen similar properties overseas and believes the containers offer affordable housing and that they are very sturdy.

There was a discussion between the commissioners and planning staff.

## PUBLIC PORTION OF APPLICATION CLOSED

**Motion:** To approve application #28351 with the following conditions, with respect to those listed in the Staff Report:

**Condition #1:** adopt as written.

**Condition #2:** the landscape setbacks adjacent to the Eastern building shall be increased on the North side to 10 feet, and an increase of 5 feet on the South side.

**Condition #3:** adopt as written.

**Condition #4:** the applicant shall provide a phasing plan to the planning commission for approval.

**Condition #5:** the setback of the East building from the North property line shall be increased by 5 feet.

**Condition #6:** the windows on the West side of the building on 900 E shall be a minimum of 50% windows.

**Condition #7:** the containers shall be refurbished so there are no dents or rust present upon completion.

**Motion by:** Commissioner Van Frank

**2<sup>nd</sup> by:** Commissioner Stephens

**Vote:** Unanimous (of commissioners present)

**28465** Breck Fullmer is requesting Conditional Use and Site Plan approval for a Gymnastics Studio.

**Location:** 1462, 1464, 1470 & 1522 East 3300 South. **Zone:** C-2 **Community Council:** East Mill Creek. **Planner:** Spencer G. Sanders

**Presentation by:** Spencer Sanders **Recommendation:** Approval - see Staff Report

## PUBLIC PORTION OF APPLICATION OPENED

**Speaker # 1:** Applicant

**Name:** Breck Fullmer

**Address:** 1855 E 3060 S

**Comments:** He would be more than doubling his parking and he planned to keep the "alley way" open for people to walk through since the neighboring residents had requested that. He feels there is ample parking that customers would be able to drop off.

**Speaker # 2:** Representative from East Millcreek Community Council

**Name:** LeeAnn Hanson

**Address:** 3507 Kirk Cir., Salt Lake City

**Comments:** The council is in favor of the application.

## PUBLIC PORTION OF APPLICATION CLOSED

**Motion:** Approve application #28465 with the recommendations listed in the staff report, with the condition that the planning commission notes for the record that the landscaped area shown on the plans, that is south of the southernmost parking spaces isn't required for the development and may be sold or transferred to an adjacent property owner.

**Motion by:** Commissioner Van Frank

**2<sup>nd</sup> by:** Commissioner Perkins

**Vote:** Unanimous (of commissioners present)

### PUD Subdivision

**28038** Nathan Anderson is requesting Preliminary Plat approval for Millcreek Townhomes PUD, a 14-Lot PUD Townhome Subdivision. The project received Conditional Use approval from the Planning Commission in February 2013, but the Preliminary Plat was not part of that original approval. **Location:** 1431 East 3900 South **Zone:** R-M. **Community Council:** Millcreek. **Planner:** Spencer G. Sanders

*Per Spencer Sanders, the applicant has requested a continuance as he is currently out of town.*

**Motion:** to continue application #28038 until the July 10, 2013 meeting.

**Motion by:** Commissioner Riddle

**2<sup>nd</sup> by:** Commissioner Stephens

**Vote:** Unanimous in favor (of commissioners present)

## PUBLIC PORTION OF APPLICATION CLOSED

**28368** Steve Davies is requesting Conditional Use and Preliminary Plat approval for Creekside at Honeycutt PUD, an 8-lot, single-family PUD Subdivision. **Location:** 3548 South Honeycutt Road (1850-1860 East). **Zone:** R-1-10. **Community Council:** East Mill Creek. **Planner:** Spencer G. Sanders

**Presentation by:** Spencer Sanders **Recommendation:** See Staff Report

Staff is recommending a continuance of the application. The applicant has a revised plan for seven units instead of eight.

## PUBLIC PORTION OF APPLICATION OPENED

**Speaker # 1:** Applicant

**Name:** Steve Davies

**Address:** 1920 S 180 W, Orem, UT

**Comments:** He provided a revised plan (hard copy) to the commission. He discussed the traffic impact report noting the decline in estimated traffic going down to seven units. Width between homes has been increased, and the four parking stalls will still be maintained. He plans to have no interference in the creek. Fencing will be six foot, see-through, with brick columns across Honeycutt. He is working with the other neighboring properties for acceptable fencing.

**Speaker # 2:** Benchmark Engineering

**Name:** Dale Bennett

**Address:** 9130 S State Street, Sandy, UT

**Comments:** Storm water will run down the gutter on the North side to be collected at an inlet box, where it will be treated and discharged into the creek.

**Speaker #3:** Home Builder

**Name:** Ed Axley

**Address:** 1947 S 50 W, Orem, UT

**Comments:** They would like to create a rolling curb system and paver systems from the road into the garage units. The center of the roads will be the only area with asphalt. Trash will be picked up from individual units, not via a dumpster on site.

**Speaker #4:** Representative from the East Millcreek Community Council

**Name:** LeeAnn Hanson

**Address:** 3507 Kirk Cir., Salt Lake City

**Comments:** They are unsure how to review an updated site plan with an opportunity for public comment. She feels the community council should have the opportunity to discuss the revised plan (from eight homes to seven) before the commission makes a decision.

**Speaker # 5:** Member of the East Millcreek Community Council

**Name:** Blake Keithly

**Address:** 3682 S 2175 E., East Millcreek

**Comments:** He discussed the vote that the council made at their last meeting. He stated that Ms. Hanson's comments were mainly personal opinion and not the views of the council. The development does meet density requirements so it should be considered a non-issue. He would like to see the application approved.

**Speaker #6:** Citizen

**Name:** Mike Dabble

**Address:** 3380 S 2130 E

**Comments:** He lives in the neighborhood and has considered purchasing one of the units within the proposed development. He feels he represents the community well.

**Speaker #7:** Citizen

**Name:** Homer Warner

**Address:** 1804 Millbrook Road

**Comments:** He lives on the adjacent property. He met with the developers and is pleased with what they have agreed to change. He is waiting on the details to solidify what was discussed.

**Speaker #8:** Citizen

**Name:** Karen Hevalingo

**Address:** 1809 E Millbrook Road

**Comments:** Lives near the Warner's (previous speaker). While she and her neighbors have met with the developers, she does not feel that all issues have been addressed, such as the impact on the creek. She recommends continuance.

**Speaker #9:** Citizen

**Name:** Chris Gamvroulas

**Address:** not given

**Comments:** He is neither for nor against the application. He met with the developers, builders and owners during a break from the commission meeting and they are willing to make compromises.

**Speaker #10:** Citizen

**Name:** Nick Mingo

**Address:** PO Box 522056

**Comments:** He reiterated recommendation for continuance. He would like to see an exception change to the flood plain.

**Speaker #11:** Citizen

**Name:** Richard Mingo

**Address:** 1809 E Millbrook Road

**Comments:** He is not satisfied. He has submitted written comments. He is not sure how the ¼ acre size lots are determined.

**Speaker #12:** Citizen

**Name:** Leslie Crandle

**Address:** 1844 Honeybrick Place

**Comments:** Lives to the South of the proposed development. She believes the home size is too large for the proposed lots. She feels the potential increase in traffic would be too high. Concerned about setback reports and how they can be addressed.

**Speaker #13:** Citizen

**Name:** Jeff Quinn

**Address:** 1839 Honeybrick Place

**Comments:** His property directly abuts the proposed property and he feels the PUD will increase the look of the neighborhood.

**Speaker #14:** Citizen

**Name:** Warren Nelson

**Address:** 1801 Countryside Drive

**Comments:** He lives near the proposed property and has lived there for 55 years. He feels that seven or eight homes is too many and is not in keeping with the look of the area and would be out of character. He feels strongly that four homes would fit better.

**Speaker #16:** Applicants

**Name:** Steve Davies & Dale Bennett

**Address:** 1920 S 180 W, Orem, UT and 9130 S State Street, Sandy, UT respectively

**Comments:** They stand behind their product and feel it would be beneficial to the community.

**PUBLIC PORTION OF APPLICATION CLOSED**

**Motion:** To continue application #28368 until the July 10, 2013 meeting

**Motion by:** Commissioner Stephens

**2<sup>nd</sup> by:** Commissioner Riddle

**Vote:** 4 for, 1 nay (Van Frank)

**28468** Greg Larsen is requesting Conditional Use and Preliminary Plat approval for Millcreek Gardens PUD, a 32-lot PUD Subdivision for 16 two-family dwellings. **Location:** 4310, 4320 & 4324 South 500 East & 430 East Doreen Street. **Zone:** R-2-10. **Community Council:** Millcreek. **Planner:** Spencer G. Sanders.

**Presentation by:** Spencer Sanders **Recommendation:** Approval - see Staff Report

Per Spencer Sanders, who was present at the Millcreek Community Council meeting, the council recommends approval.

**PUBLIC PORTION OF APPLICATION OPENED**

**Speaker # 1:** Applicant

**Name:** Greg Larsen

**Address:** 1042 Fort Union Blvd, #226

**Comments:** He discussed some of the recommendations provided in the staff report. Applicant is working with adjacent property owner over the fence line.

**Speaker # 2:** Citizen

**Name:** Russell Johnson

**Address:** 4342 S 500 E

**Comments:** His property is adjoining the last unit on 500 E. He is concerned about property being rental units and would like a brick wall separating properties.

**Speaker # 3:** Citizen

**Name:** Joe Flack

**Address:** 447 Bridlewood Drive

**Comments:** He has lived in his home for over 40 years. He is concerned with privacy in his backyard because he currently has a lot of trees in his yard and is concerned about the existing trees on the property.

**Speaker # 4:** Citizen

**Name:** Trish Frost

**Address:** 4316 S 420 E

**Comments:** She is neither for nor against the proposal. She is concerned about graffiti and the loss of sunlight into her property.

#### **PUBLIC PORTION OF APPLICATION CLOSED**

**Motion:** Approve application #28468 subject to conditions 1-6 in the Staff Report.

**Motion by:** Commissioner Stephens

**2<sup>nd</sup> by:** Commissioner Riddle

**Vote:** Unanimous (of commissioners present)

#### **BUSINESS MEETING**

*The Business Meeting will begin immediately following the Public Hearings.*

#### **Previous Meeting Minutes Review and Approval**

- 1) Approval of the April 10, 2013 and May 15, 2013 Minutes were continued until the next meeting.

#### **ADJOURN**